



TOWN OF WEST HARTFORD

DEPARTMENT OF COMMUNITY  
DEVELOPMENT  
PLANNING DIVISION  
TOWN OF WEST HARTFORD  
50 SOUTH MAIN STREET  
WEST HARTFORD, CT 06107-2431  
TEL: 860.561.7555 FAX: 860.561.7504  
[www.westhartfordct.gov](http://www.westhartfordct.gov)

PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES  
ACTIVITY: (check one of the following)

☒ MAP AMENDMENT

☐ REGULATED ACTIVITY

File #: 1067

Date Received: 9.22.17

Street Address of Proposed Activity: 60 Sunset Farm

Zone: \_\_\_\_\_ Acreage/Lot Area: \_\_\_\_\_ Parcel/Lot#: \_\_\_\_\_

Application Fee: \$900 Surcharge Fee: \$60 Affidavit Fee: \_\_\_\_\_

Applicant's Interest in Property: Owners Representative

Brief Description of Proposed Activity: Wetland Map Amendment

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

Phyllis M. Gelles  
Record Owner's Name

8 Schuyler Lane  
Street

Bloomfield, CT 06002  
City State Zip

(914) 285-1430 X 100  
Telephone #

Contact Person:

Steven Gelles  
Name

2975 Westchester Avenue  
Street

Purchase, NY 10577  
City State Zip

(914) 285-1430 X 100 sageinvestors@gmail.com  
Telephone # Email Address

Alan Bongiovanni  
Applicant's Name

170 Pane Road, 2nd Floor  
Street

Newington, CT 06111  
City State Zip

(860) 666-0134  
Telephone #

[Signature]  
Applicant's Signature

[Signature]  
Signature of Owner/Authorized Agent

**Phyllis Gelles  
8 Schuyler Lane  
Bloomfield, CT 06002**

September 12, 2017

To Whom It May Concern,

I hereby authorize Alan Bongiovanni to represent me and serve as the applicant to the town of West Hartford in filing the Wetland Map Amendment for 60 Sunset Farm Road.

Sincerely,

A handwritten signature in cursive script that reads "Phyllis Gelles".

Phyllis Gelles



10 Maple Street  
Chester, CT 06412  
860-803-0938  
www.davisonenvironmental.com

Biodiversity Studies • Wetland Delineation & Assessment • Habitat Management • GIS Mapping • Permitting • Forestry

## WETLANDS / WATERCOURSES DELINEATION REPORT

Date of Work: 9/19/2017

Client:

BGI, Inc.

Project 54 and 60 Sunset Farm Road, West  
Location: Hartford, CT

170 Paine Road  
Newington, CT 06111

### IDENTIFICATION OF WETLANDS AND WATERCOURSES RESOURCES

Wetlands and watercourses present on property? Yes ☒ No ☐

#### Wetlands:

Inland Wetlands

☒

Tidal Wetlands

☐

#### Watercourses:

Perennial Streams

☐

Intermittent Watercourses

☒

#### Identification Method:

Auger and Spade

☒

Backhoe Pits

☐

#### Numbering Sequences:

Wetlands:

1-45

Intermittent

#### Wetland Plant Communities Present:

Forest ☐

Sapling/Shrub ☒

Wet Meadow ☐

Marsh ☐

Field/Lawn ☐

### Definitions and methodology for identification of state regulated wetlands & watercourses

Wetlands and watercourses are regulated in the State of Connecticut General Statutes, Chapter 440, sections 22a-28 to 22a-45. The Statutes are divided into the Inland Wetlands and Watercourses Act (sections 22a-36 to 22a-45) and the Tidal Wetlands Act (sections 22a-28 to 22a-35). Inland Wetlands "means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the National Resources Conservation Service (NRCS) of the United States Department of Agriculture" section 22a-38(15). Watercourses "means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private which are contained within, flow through or border upon this state or any portion thereof, not regulated pursuant to sections 22a-28 to 22a-35, inclusive. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation" section 22a-38(16). Tidal Wetlands are defined as "those areas which border on or lie beneath tidal waters, such as, but not limited to banks, bogs, salt marsh, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an elevation of one foot above local extreme high water; and upon which may grow or be capable of growing some, but not necessarily all of the following" (includes plant list) section 22a-29(2).

### WETLAND SOIL TYPES

Wetland soils consist of Wilbraham and Menlo extremely stony silt loam. The Wilbraham and Menlo extremely stony map unit contains two soil series that are so intermingled on the landscape that it is not practical or necessary to separate them. The Wilbraham series consists of poorly drained loamy soils formed in subglacial till. The soils are very deep to bedrock and moderately deep to a densic contact. They are nearly level to gently sloping soils in drainageways and low-lying positions of till hills. Wilbraham soils have a water table at or near the surface much of the year. The Menlo series consists of very poorly drained loamy soils formed in subglacial till. They are very deep to bedrock and moderately deep to a densic contact (hardpan). They are nearly level soils in depressions and drainageways of till covered plains and hills. Depth to bedrock is commonly more than 6 feet. Menlo soils have a water table at or above the surface most of the year (i.e., the soil may be ponded).

### NON-WETLAND SOILS

The non-wetland soils were not examined in detail, except as was necessary to determine the wetland boundary. Non-wetland soils consist of Wethersfield loam, Ludlow extremely stony silt loam and Udorthents. The Ludlow series consists of moderately well drained soils formed in loamy subglacial till. They are very deep to bedrock and moderately deep to a densic contact or hardpan. They are nearly level to strongly sloping soils on till plains, hills, and drumlins. Ludlow soils have a seasonal high water table at a depth of about 20"-42" from November through May.

The Wethersfield series consists of very deep, well drained loamy soils formed in dense glacial till on uplands. The soils are moderately deep to dense basal till or hardpan. They are nearly level to steep soils on till plains, low ridges, and drumlins. Depth to bedrock is commonly more than 6 feet, although a shallower perched water table may be present during the late fall, winter and early spring.

Udorthents is a miscellaneous land type used to denote moderately well to excessively drained earthen material which has been so disturbed by cutting, filling, or grading, that the original soil profile can no longer be discerned.

### NOTES:

1. I originally marked the wetland boundary on November 30, 1998. I inspected the property again on September 8 and 19, 2017 and examined the soils at several locations. The wetland boundary has not changed. The limit of the wetland as shown on your 12-08-16 Lot Split Plan for 60 Sunset Farm Road is substantially correct. A copy of my prior report is attached for reference.
2. The wetland contains a tributary of Trout Brook.

Respectfully submitted,



Michael S. Klein  
Certified Professional Wetland Scientist  
Registered Soil Scientist



ENVIRONMENTAL PLANNING SERVICES

TO: Alan Bongiorno  
from: GERALD GEUBS - 290-904K-EXT 2224

December 8, 1998

Al, thought this may be of  
some help -

Mr. Melvin Stoner  
1051 Farmington Avenue  
Farmington, CT 06032

Thanks,

RE: 60 Sunset Farms Road  
West Hartford, CT

Dear Mr. Stoner:

I am writing to report the results of our wetland delineation at the referenced site. The work was conducted according to the requirements of the CT Inland Wetlands and Watercourses Act (P.A. 155). Wetlands are defined as areas of poorly drained, very poorly drained, floodplain, and alluvial soils, as delineated by a soil scientist. Watercourses are also regulated under the Act, and are defined as bogs, swamps, or marshes, as well as lakes, ponds, rivers, streams, etc., whether natural or man-made, permanent or intermittent. Watercourses may be delineated by any competent professional.

The wetlands were delineated by walking across the area in question on November 30, 1998, and examining the upper 20" of the soil profile with a spade and auger. Those areas meeting the requirements noted above were marked with pink plastic flagging tape numbered WL1-45.

Wetland soils at the site consist of Wilbraham and Menlo, extremely stony silt loam (Wt). This is a complex of poorly and very poorly drained, fine-textured, mineral soil derived from reddish till. These soils are located in depressions and drainageways. This map unit has a seasonal high water table near the surface for much of the year in the very poorly drained Menlo soils, and at about 8" from fall through mid-spring in the poorly drained Wilbraham soil. Stones and boulders cover 3-15% of the soil surface.

The non-wetland soils were not examined in detail. They are Wethersfield loam (Wk), Ludlow extremely stony silt loam (Lv), and Udorthents (UD). The former is a reddish, well drained, medium-textured soil over a compact layer or hardpan. The seasonal high water table is typically at a depth >60". The transition zone between the wetland and non-wetland soils is occupied by a narrow to broad band of Ludlow extremely stony silt loam (Lv). This is a moderately well drained, fine textured, mineral soil derived from

compact glacial till. There is a dense layer or hardpan at about 20". The seasonal high water table lies on top of the hardpan from late fall through mid-spring. Stones and boulders make up about 3-15% of the soil surface. Udorthents is a moderately well to well drained area that has been disturbed by cutting, filling, or grading.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "MS Klein", with a stylized flourish at the end.

Michael S. Klein, Principal  
Registered Soil Scientist